**Power of Attorney to represent the non-resident in India for sale of property (Authority executed outside India)**

SPECIAL POWER OF ATTORNEY

I, A B C, Citizen of USA, adult, occupation Doctor, at present residing at ---------------------------------------------------, New York, NY10021, United States of America. (hereafter mentioned as 'Executant')

WHEREAS:

1. The Executant desires to sell his one-half share in a residential flat in India, more particularly described herein below: -

Flat No x in xxx Building on Second Floor situated in -------------------------------, Pune 411 052 (hereinafter referred to as 'said Flat') to

Mrs. M N P and Shri L N P, both adults, at present residing at ---------------------, Pune 411052.

1. The Executant is permanently residing out of India at ---------------------------------, New York, NY 10021, United States of America. Therefore, this power of attorney is being executed at the Indian Embassy in New York (USA) in accordance with the provisions of 'The Diplomatic and Consular Officers (Oaths & Fees) Act, 1948'.
2. It is not possible for the Executant to comply and execute required acts & deeds, things, and formalities in respect of the said Flat intended to be sold.
3. Therefore, the Executant decided to appoint, brother-in-law of his mother, in India, Shri D E F, adult, resident of ----------------------------------------------------------, Pune 411 052 as an Attorney for and on his behalf for performing below mentioned acts, deeds and things;
4. Said proposed Attorney also consented to act as the Attorney for and on behalf of and in the name of the Executant.
5. Therefore, the Executant has executed this power of Attorney.

NOW THIS POWER OF ATTORNEY WITNESSETH:

The Executants hereby appoints, nominates, and constitutes Shri D E F, adult, resident of -------------------------, Pune 411 052 as an Attorney for and on his behalf for performing acts, deeds and things mentioned below: -

To Make, sign, and verify any applications required of me under the Foreign Exchange Management Act, 1999 or any such other law for the time being in force for getting approvals and permission from the Reserve Bank of India and/or the Govt. of India in connection with transfer/assignment of any immovable property in India.

To file application(s) before any authority under the Income Tax Act, 1961 for obtaining No Objection / Tax Clearance / application u/s 195, and for lodging objections and / or filing appeals against the said authorities under the aforesaid enactment.

To engage Advocate for the purpose of sorting out local formalities or defending any legal action / Suit in respect of the said flat in any court/Tribunal in India.

To sign all applications, documents, plans, affidavits, instruments, plaints, appeals, written statements and replies etc. on my behalf and to submit the same to any Govt, authority or to any court of law or to MSEB or to Pune Municipal Corporation or to --------------- Co-op Housing Society. Ltd or to any other authority under any law for the time being in force.

To hand over possession of the said flat to Mrs. M N P and Shri L N P.

To execute the sale deed in respect of the said flat in favor of Mrs. M N P and Shri L N P and register the same before the registrar of assurances and to receive consideration in cash and / or by cheque on my behalf. The payment can be received, on my behalf, in the name of A B C.

To make, sign, and verify return of Income under the income Tax Act 1961 so as to declare my-Indian income which may be liable to tax in India and to pay Income Tax or any other tax and to claim refund of tax on my behalf from the Income Tax Dept.

Generally, to do all such acts, to perform the deeds / things incidental, ancillary supplementary and complimentary thereto as the Executant himself might have done in person.

The Executant hereby agrees and undertakes always to agree and ratify all such acts, deeds, and things done in respect of and touching the said Flat intended to be sold by the said attorney in the name of Executant and the same shall always be binding upon the Executant as if the Executant has himself done all such acts, deeds, and things for the sale of the said Flat.

In witness whereof the Executant executed this Power of Attorney here on -------------- at New York (USA).

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| Photo  ABC |

Executant

A B C

Signed before me by A B C, person unknown to me but who has produced US Passport No --------------- issued at ----------------- on ------------ as evidence of identity.

The Consulate does not hold any responsibility about the contents of the document.

Legalisation No --------- date ---------------.

Seal of the Consular Officer, New York.

I accept.

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| D E F  Photo |

D E F